



City of Seattle

Gregory J. Nickels, Mayor
Department of Planning and Development
D. M. Sugimura, Director

**CITY OF SEATTLE
ANALYSIS AND DECISION OF THE DIRECTOR
OF THE DEPARTMENT OF PLANNING AND DEVELOPMENT**

Application Number: 3004055
Applicant Name : Mark Travers
Address of Proposal: 10037 61st Ave S

SUMMARY OF PROPOSED ACTION

Master Use Permit to subdivide one parcel into two parcels of land. Proposed parcel sizes are as follows: Parcel A) 5,460 square feet and Parcel B) 6,470 square feet. Existing structures to remain. No development or construction activities are associated with the current proposal; the subject of this analysis and decision is restricted to the proposed division of land.

The following approval is required:

Short Subdivision - To subdivide one existing parcels into two parcels.
(Seattle Municipal Code Chapter 23.24)

BACKGROUND DATA

Zoning: SF 5000
Date of Site Visit: February 16, 2006
Uses on Site: One existing single family residence with attached garage.

Substantive Site Characteristics:

The 11,930-square foot site is located mid-block between S. Cooper St and S. Ryan St, along 61st Ave S. The site has 276.7 feet of street frontage along 61st Ave S, which has a 50-foot right-of-way with paved roadways approximately 25 feet wide. This street has a sidewalk along the site frontage with curb and gutter.

The site is zoned Residential, Single-Family 5,000 (SF 5000). The site is developed with a single-family residence, which will remain.

The subject site slopes slightly from south to north and is not located within any mapped or observed Environmentally Critical Area (ECA).

Properties to the north, south, east, and west are also zoned SF 5000. Development in the area consists primarily of single-family residences of varying age and architectural styles.

Public Comment:

Notice of the proposal was issued on January 30, 2006. No public comment letters were received.

ANALYSIS - SHORT SUBDIVISION

Pursuant to SMC 23.24.040, the Director shall, after conferring with appropriate officials, use the following criteria to determine whether to grant, condition, or deny a short plat

1. Conformance to the applicable Land Use Code provisions;

The subject property's zone (SF 5,000) is intended for single-family residential uses with a minimum lot size of 5,000 square feet. The lots created by this proposed division of land would conform to all applicable development standards of the SF 5,000 zoning district. The proposed parcels would provide adequate buildable area to meet applicable yards, lot coverage requirements, and other applicable Land Use Code development standards.

2. Adequacy of access for vehicles, utilities and fire protection, as provided in Section 23.53.005;

Parcel A maintains street frontage providing direct vehicular access to 61st Ave S. Parcel B is granted an easement over the north 10 feet of Parcel A for vehicular access to 61st Ave S. The Seattle Fire Department has reviewed and approved the proposed short plat for emergency vehicle access, subject to future development meeting Seattle Fire Code requirements.

3. Adequacy of drainage, water supply, and sanitary sewage disposal;

This area is served with domestic water, sanitary sewer, and storm drain facilities by the City of Seattle. Availability of service is assured subject to standard conditions of utility extension.

Seattle Public Utilities reviewed the short plat application, and Water Availability Certificate #20060174 was issued on January 27, 2006.

The existing house on proposed Parcel A is connected via an existing single sidesewer to an 8-inch public sanitary sewer (PSS) located in 61st Ave S.

The applicant may contact DPD Sidesewer and Drainage Counter for sidesewer permit requirements.

Stormwater detention has been “separated” with the construction of a 12-inch public storm drain (PSD) in the downslope intersection between 61st Ave S & S Coopers St. This mainline discharges to a Designated Receiving Water. Plan review requirements will be made at the time of building permit application in accordance with any applicable stormwater ordinances in effect at that time. If the project is greater than 5,000 square feet of new or replaced impervious surface, a comprehensive drainage control plan prepared in accordance with SMC 22.802.015D and 22.802.020 may be required.

4. *Whether the public use and interests are served by permitting the proposed division of land;*

An objective of the short subdivision process is to increase opportunities for new housing development to ensure adequate capacity for future housing needs. The proposed short subdivision would meet applicable Land Use Code provisions: the proposal has adequate access for vehicles, utilities and fire protection, and has adequate drainage, water supply and sanitary sewage disposal.

The public use and interest would be served by this proposal because additional opportunities for owner-occupied housing would be provided within the City limits as a result of this subdivision. Furthermore, upon completion of the conditions in this decision, the proposal would meet all applicable criteria for approval of a short plat.

5. *Conformance to the applicable provisions of SMC Section 25.09.240, short subdivision and subdivisions in environmentally critical areas;*

The site is not located in any mapped or observed environmentally critical area as defined in SMC Chapter 25.09. Therefore, this section is not applicable to the short plat application.

6. *Is designed to maximize the retention of existing trees;*

The survey indicates that the site contains no existing trees. Therefore, this section is not applicable to the short plat application.

Summary - Short Subdivision

Based on information provided by the applicant, referral comments from DPD, Water (SWD), Fire Departments (SFD), Seattle City Light, and Parks and review by the Land Use Planners, the above cited criteria have been met subject to the conditions imposed at the end of this decision. The lots to be created by this short subdivision will meet all minimum standards or applicable exceptions of the set forth in the Land Use Code, and are consistent with applicable development standards. As conditioned, this short subdivision can be provided with vehicular access, public and private utilities and access (including emergency vehicles). Adequate provisions for drainage control, water supply and sanitary sewage disposal have been provided for each lot and service is assured, subject to standard conditions governing utility extensions. The proposal site is not located in an environmentally critical area; therefore SMC 25.09.240 is not applicable.

There are no existing trees on site. The public use and interest are served by the proposal since all applicable criteria are met and the proposal creates the potential for additional housing opportunities in the City.

DECISION - SHORT SUBDIVISION

The proposed Short Subdivision is **CONDITIONALLY GRANTED**.

CONDITIONS - SHORT SUBDIVISION

Conditions of Approval Prior to Recording

The owner(s) and/or responsible party(s) shall:

1. Have final recording documents prepared by or under the supervision of a Washington State licensed land surveyor. Each lot, parcel, or tract created by the short subdivision shall be surveyed in accordance with appropriate State statutes. The property corners set shall be identified on the plat and encroachments such as side yard easements, fences or structures shall be shown. Lot areas shall be shown on the plat. All existing structures, principal and accessory, shall be shown on the face of the plat, and their distances to the proposed property lines dimensioned. Add the conditions of approval to the face of the plat.
2. The legal description of the proposed access easement to Parcel B must be added to the final recording documents.
3. On the final plat, provide an easement or covenant to allow for proper posting of address signage for proposed Parcel B.
4. Provide on the plat the required Seattle City Light easement.
5. Submit the final recording forms for approval and remit any applicable fees.
6. Add all conditions of approval to the face of the plat.

Prior to Issuance of any Building Permit

7. Attach a copy of the recorded short subdivision to any sets of building permit application plans, if applicable.

Prior to Final Approval or Certificate of Occupancy

None.

Signature: _____ (signature on file) Date: March 6, 2006
Shelley Bolser, Land Use Planner
Department of Planning and Development

SB:bg